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North Valley Coalition, Inc.

NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION

**VOLUNTEERS WORKING INCLUSIVELY TO PROTECT,
PRESERVE, AND ENHANCE THE COMMUNITY**

October 13, 2026

Environmental Planning Commission
City of Albuquerque
Via the EPC Public Comment Portal and PlanningEPC@cabq.gov

Re: Case # ZMA-2026-00015, 115 Candelaria Road NW; concern re' fence

Members of the Environmental Planning Commission:

We write on behalf of the Near North Valley Neighborhood Association to raise a concern in conjunction with the proposed zone change from MX-M to NR-LM for 115 Candelaria Road NW. This matter began as a proposed variance before the City's Zoning Hearing Examiner, Case # VA-2026-00075. The six- to eight-foot solid metal fence had already been installed and the applicant was seeking retroactive approval. The ZHE case was withdrawn and this matter converted to a zone change.

We don't know whether the EPC is able to address this issue with a condition, but at our monthly Board meeting last week, we unanimously agreed to advise that we have a concern with the fence. As a tall, solid fence without any "windows," it does not meet CPTED (Crime Prevention Through Environmental Design) requirements. The fence prevents natural surveillance by law enforcement and neighbors, a known public safety concern. If you can address this issue in the context of a zone change, we ask that you do by requiring "view fencing" in place of the solid fencing.

We have chosen not to take a position on the zone change.

Thank you for your consideration.

Respectfully submitted,

Marit Tully, President

Joe Sabatini, Secretary